Davidson County DEEDWARR
Recvd: 02/02/06 11:17 2 pgs
Fees:13.00 Taxes:1591.00

20060202-0012946

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 900
NASHVILLE, TN 37215

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2006.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William M. Dinwiddie, Sr.	**AMSOUTH BANK**	**Map 118-09, Parcel 185.00**
940 Woodmont Boulevard	**2050 Parkway Office Circle**	
Nashville, TN 37204	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Crayton Robert Benson, III and wife, Tina N. Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William M. Dinwiddie, Sr. and wife, Belinda M. Dinwiddie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being part of the south part of Lot No. 21 on the Map of Noelton Subdivision not of record, described according to a copy of a survey thereof made march 22, 1947, by W.A. Blanchard, Surveyor and being Lot No. 1 on an unrecorded resubdivision of said property, described as follows:

Beginning at a point in the north margin of Woodmont Boulevard, 321.5 feet east of the easterly margin of 10th Avenue, South, now Lealand lane; thence along the north margin of Woodmont Boulevard, north 83 degrees 55' west 81.5 feet to an iron pin; thence north, parallel to the easterly margin of Lealand Lane, 11 deg. 05' east 200 feet to the south line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, Register's Office for said County; thence with their south line south 83 deg. 52' east 69 feet to a point; thence south 7 deg. 35' west 199.4 feet to the point of beginning, being known as Lot No. 1 on a map showing a subdivision of a part of the south part of Lot No. 21, for Harris Harris H. Sanders.

Being the same property conveyed to Crayton Robert Benson, III and spouse Tina N. Benson by deed from Elizabeth R. Colville, unmarried, of record in Instrument #200002010010399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **940 Woodmont Boulevard, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of February, 2006.

Crayton Robert Benson, III

Tina N. Benson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Crayton Robert Benson, III and wife, Tina N. Benson,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **1st** day of **February, 2006.**

Notary Public

My Commission Expires:_____

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008